# 14258 35345

STATE OF TENNESSEE }
COUNTY OF Rutherford }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,950.00

Rutherford Holloway
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th DAY OF September, 2008.

Heather Moore
NOTARY PUBLIC

My Commission expires: 7/16/11

HEATHER MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 08090023

Daniel Nash and Allison E. Nash
Husband and Wife

| Address of New Owner | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Terrance Winslow, Jr.<br>2980 Owendale Dr.<br>Antioch, TN 37013 | Same | 150-09-0-101 |

Davidson County DEEDWARR
Recvd: 09/30/08 11:20 3 pgs
Fees:18.00 Taxes:440.12
**20080930-0099078**

# Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **Daniel Nash and Allison E. Nash, Husband and Wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Terrance Winslow, Jr. married,** hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 49 on the Plan of Forest View Park, Section Four, Phase Two, as of record in Plat Book 5200, page 674 and amended by Plat book 6220, Page 648, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Daniel Nash and wife, Allison E. Nash by deed from Lisa R. Young Walden and Husband Chris Walden, dated 11/19/2004 and recorded at Instrument Number 20041123-0140231, Register's Office for Davidson County, Tennessee

This is improved property generally located:
2980 Owendale Dr., Antioch, TN 37013

**SUBJECT TO THE FOLLOWING:**

1. 2008 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Forest View Park, Section Four, Phase Two, as of record in Plat Book 5200, page 674 and amended by Plat book 6220, Page 648, Register's Office for Davidson County, Tennessee
3. Restrictive covenants recorded in Book 6312, page 609, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Easements recorded in Book 2244, page 13, and Book 3463, page 126 Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. We do covenant with said Grantee that We are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Daniel Nash and Allison E. Nash, Husband and Wife,** have caused this instrument to be executed, this the 26th day of September, 2008.

**Daniel Nash**

**Allison E. Nash**

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Daniel Nash and Allison E. Nash,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 26th day of September, 2008.

My commission Expires: 10/2010

NOTARY PUBLIC

CHEATHAM COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS BRONER MCCOY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY